



County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

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Chief Executive Officer

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September 6, 2011

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

32 September 6, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
HIGH DESERT MULTI-SERVICE AMBULATORY  
CARE CENTER PROJECT  
APPROVE PROJECT BUDGET  
AWARD DESIGN-BUILD CONTRACT  
APPROVE LOCAL WORKER HIRING PROGRAM  
APPROVE VARIOUS ACTIONS  
SPECS. 6837; CAPITAL PROJECT NO. 77350  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

Approval of the recommended actions will approve the Project budget; award a design-build contract and a consultant services agreement for as-needed testing and inspection services; expand the definition of the County's Local Worker Hiring Program to include 11 additional zip codes; authorize a Local Worker Hiring Program; and approve related actions for the High Desert Multi-Service Ambulatory Care Center Project.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the total budget of \$141,423,635 for the High Desert Multi-Service Ambulatory Care Center Project, Capital Project No. 77350.
2. Find that Swinerton Builders is the Responsive and Responsible Bidder that submitted the most advantageous and best value proposal for the High Desert Multi-Service Ambulatory Care Center Project, and award a design-build contract

to Swinerton Builders for a maximum contract sum of \$98,588,889 (inclusive of the base contract sum of \$89,088,889, medical equipment allowance of \$6,000,000 and design-completion allowance of \$3,500,000), contingent upon submission of acceptable and approved Faithful Performance and Payment for Labor and Materials Bonds, and evidence of required insurance filed by Swinerton Builders.

3. Authorize the Director of Public Works, in coordination with the Chief Executive Officer, to exercise control of the design-completion allowance of \$3,500,000, including the authority to reallocate the allowance into the contract sum, as appropriate.
4. Award and authorize the Director of Public Works to execute a consultant services agreement for as-needed geotechnical engineering, materials testing, and inspection services with Koury Engineering & Testing, Inc., for a \$1,090,000 not-to-exceed fee for the High Desert Multi-Service Ambulatory Care Center Project.
5. Expand the definition of the County's Local Worker Hiring Program to include 11 additional zip codes, and authorize the use of the expanded Local Worker Hiring Program for the Martin Luther King, Jr. Medical Center Inpatient Tower Renovation and Multi-Service Ambulatory Care Center Projects, the East Rancho Dominguez Library Project, the High Desert Solar Project, and any future County projects with a Local Worker Hiring Program.
6. Authorize the implementation of a Local Worker Hiring Program for the High Desert Multi-Service Ambulatory Care Center Project, and find that the program furthers a legitimate governmental interest for the reason stated in this letter and in the project files.
7. Authorize the Internal Services Department, as the County Purchasing Agent, to proceed with the acquisition process for medical equipment and related installation services for an estimated cost of \$8,523,635 in support of the High Desert Multi-Service Ambulatory Care Center Project.
8. Approve and authorize the Chief Executive Officer to reallocate \$750,000 of the \$1,000,000 Civic Art budget to fund an additional 110 kilowatt photovoltaic system for the High Desert Multi-Service Ambulatory Care Center Project.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will approve the Project budget; award a design-build contract and a consultant services agreement for as-needed testing and inspection services; expand the definition of the County's Local Worker Hiring Program (LWHP) to include 11 additional zip codes; authorize a LWHP; and approve related actions for the High Desert Multi-Service Ambulatory Care Center (MACC) Project.

### **Project Description and Background**

On November 21, 2006, your Board authorized the development of a new High Desert MACC facility at a new site in Lancaster to replace the existing High Desert MACC. The proposed facility will improve the quality and accessibility of healthcare services by providing various outpatient medical services, including primary care, urgent care, specialty care, and outpatient surgery services. The new High Desert MACC will replace the function of the existing MACC and will be constructed on approximately 14.91 acres of undeveloped land located adjacent to the intersection of East Avenue I and 3rd Street East in the City of Lancaster. The new 142,000-square-foot facility will include a two-story MACC building and two separate one-story service buildings (building crafts and materials management/central plant) with surface parking, and other related site and infrastructure improvements. In addition, the Project will include off-site improvements, including new parkways, raised street medians, right turn lanes, and a bus stop along East Avenue I.

Upon completion of the new High Desert MACC, the existing High Desert MACC located in the former High Desert Hospital facility will be vacated by the Department of Health Services (Health Services). We are developing recommendations for potential reuse of the existing site for approval by your Board.

### **Design-Build Contract Award**

On August 16, 2010, the Department of Public Works (Public Works) issued a Request for Proposals (RFP) for design-build services for the Project. A total of 13 firms submitted prequalification questionnaires in response to the RFP, and the three highest scoring prequalified proposers were short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. Based on the criteria stated in the RFP, Swinerton Builders submitted the most advantageous and best value proposal for design and construction of the High Desert MACC Project.

We recommend awarding the design-build contract for a not-to-exceed maximum contract sum of \$98,588,889 (inclusive of the base construction contract sum of \$89,088,889, the medical equipment allowance of \$6,000,000, and design-completion allowance of \$3,500,000) to Swinerton Builders. The base construction contract sum includes \$750,000 in reallocated Civic Art funds to increase the size of the proposed photovoltaic system in the parking lot area from 175 to 285 kilowatts in an effort to enhance the sustainability of the new High Desert MACC facility and to help achieve Leadership in Energy and Environmental Design (LEED) Gold level certification for the Project. Swinerton Builders' original cost proposal included a cost of \$449,000 for Alternate 2 to include an additional 75 kilowatt photovoltaic system in the parking lot. However, based on negotiations, we were able to utilize the \$750,000 in reallocated Civic Art funds to increase the photovoltaic system by 110 kilowatts.

The contract's medical equipment allowance of \$6,000,000 is intended to cover the costs associated with acquisition and installation of a portion of the fixed medical equipment that is required to be installed during construction. This includes pieces of equipment that must be coordinated with the design of the building, including the installation of utilities and anchorage to the building's structure. These items will be installed during construction of the building to allow the design-builder to complete their work without interruption and obtain certificates of occupancy from appropriate regulatory agencies. The equipment includes surgical lights, sterilizers, washers, imaging equipment, analyzers, and radiographic systems. Once the design is completed by the design-builder, Public Works will negotiate a fixed cost for the equipment for reallocation into the contract sum.

The contract's design-completion allowance of \$3,500,000 is intended to facilitate the resolution of issues identified only during the design phase of the Project, including issues concerning the County's scoping documents, or changes required by jurisdictional agencies, or due to unforeseen conditions discovered during design, including any increased design and construction costs associated therewith. The inclusion of the design-completion allowance will facilitate the decision process during design and minimize potential delays that could occur while design phase issues are resolved. Control of the design-completion allowance will be exercised by Public Works, but Public Works will be required to notify and obtain written authorization from the Chief Executive Officer (CEO) before any reallocation of funds from the design-completion allowance into the contract sum. The design-completion allowance shall not be used to fund the resolution of issues, conditions, or changes encountered during the construction phase.

### **Consultant Services Agreement**

Under the recommended consultant services agreement, Koury Engineering & Testing, Inc., will provide as-needed geotechnical engineering, materials testing, and inspection services for a \$1,090,000 not-to-exceed fee to assure that the materials, products, and processes used by the design-builder comply with the approved construction documents, and various code requirements and standards. The scope of work will consist of, but not limited to, providing testing and special inspection services for grading and earthwork, structural concrete and steel, masonry, high strength bolts, medical gas, and welding.

### **Local Worker Hiring Program**

The LWHP, as described in this Board letter, will affect all Districts.

#### **Background**

On October 19, 2010, your Board approved the LWHP for the Martin Luther King, Jr. (MLK) Medical Center Inpatient Tower Renovation and MACC Projects. That program included a mandatory requirement that a minimum of 30 percent of the California construction labor hours be performed by qualified "local residents." Further, one-third of the local worker hours or 10 percent of the total California construction work hours are required to be performed by "Disadvantaged Local Workers," individuals who possess specific documentable social/economic barriers.

"Local residency" was defined with a two-tier system - first preference was to be given to qualified workers residing within the County in zip codes within a 5-mile radius of the MLK Medical Center; and second preference given to qualified workers residing within the County in any zip code having an unemployment rate in excess of 150 percent of the average unemployment rate for the County.

As a basis for implementing this LWHP with a mandatory minimum threshold, a Factual Predicate Study (Study) was prepared. The Study reviewed an extensive amount of data and determined that there are areas of the County with high concentrations of disparity, such as excessive rates of unemployment, poverty, home foreclosures, etc. These findings are consistent with your Board's action in December 2009, in which the entire County was designated an economic recovery zone.

On February 8, 2011, your Board authorized a LWHP for the East Rancho Dominguez Library Project using the same two-tier definition of a local worker – a County resident living within 5-mile radius of the Project site, or living in a zip code with an unemployment rate in excess of 150 percent of the County average rate.

#### Expanded Definition of LWHP

When the LWHP for the MLK projects was developed, a number of options were considered for how to best define the secondary preference area. One option that was considered was zip codes that contain census tract(s) that qualify as a U.S. Department of the Treasury's Bank Enterprise Award (BEA) Distressed Community. A BEA Distressed Community is defined as a census tract with at least 30 percent of the population living in poverty, and an unemployment rate of at least 150 percent of the national average. After further review, we have recognized that there are 11 additional zip codes (90010, 90034, 90035, 90036, 90242, 90501, 90601, 91001, 91103, 91205, and 91303) that contain a BEA Distressed Community, but were not included amongst the zip codes included in the secondary preference area for the MLK projects. These zip codes are frequently adjacent to zip codes originally included, and include many of the socio-economic issues as the original list of zip codes.

Therefore, it is recommended that the definition of the LWHP be expanded to include these 11 additional County zip codes (90010, 90034, 90035, 90036, 90242, 90501, 90601, 91001, 91103, 91205, and 91303) that contain a BEA Distressed Community, and authorize the use of the expanded LWHP for the MLK Medical Center Inpatient Tower Renovation and MACC Projects, the East Rancho Dominguez Library Project, the High Desert Solar Project, and any future County projects for which your Board authorizes a LWHP.

#### Recommended LWHP for High Desert MACC

The Study documented that the City of Lancaster was one of the 30 cities/census-designated places in the County with an unemployment rate in excess of 150 percent of the national unemployment rate of 9.7 percent. The City of Lancaster includes three zip codes (93534, 93535, and 93536) in which the poverty rate for families is higher and per capita income is lower than in the County as a whole. These zip codes constitute approximately 85 percent of the land area within a 5-mile radius of the Project site. Therefore, it is recommended that a LWHP be implemented for the High Desert MACC Project with the following key elements:

- The design-builder is required to make a good-faith effort to employ qualified local workers to perform at least 30 percent of the total California craft worker hours.
- "Local residency" is defined with a two-tier system - first preference will be given to qualified workers residing within the County in zip codes within a 5-mile radius of the High Desert MACC; and second preference given to qualified workers residing within the County in any zip code having an unemployment rate in excess of 150 percent of unemployment rate for the County as a whole or a BEA Distressed Community.

#### Medical Equipment Acquisition and Installation

Approval of the recommended actions will allow the Internal Services Department (ISD), as the County's Purchasing Agent, to proceed with the acquisition and installation of the equipment needed for this Project, but not included as part of the design-build contract. The procurement of the equipment falls under the statutory authority of the County's Purchasing Agent. However, because of the specialized nature of the medical equipment installation, the service component associated with the labor installation costs may exceed the statutory authority of the Purchasing Agent. Therefore, Board approval is required for the Purchasing Agent to proceed with this aspect of the acquisition.

Additionally, Board policy requires departments to obtain Board approval prior to ISD soliciting proposals or bids for the purchase of equipment if the unit cost of a piece of equipment exceeds \$250,000. Public Works estimates that five pieces of medical equipment for the High Desert MACC Project will exceed the \$250,000 unit cost limit as identified on Attachment B. In order to begin this process, we are requesting that your Board authorize ISD to solicit proposals and to issue purchase orders for these items once the proposals are received and validated to be within the overall amount budgeted for medical equipment.

#### Civic Art Allocation

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, as amended, the High Desert MACC Project budget includes \$1,000,000 to be allocated to fund Civic Art for the Project. However, as requested by the Fifth Supervisorial District, it is recommended that \$750,000 be reallocated to fund the procurement and installation of an additional 110 kilowatt photovoltaic system in the parking lot area at the new High Desert MACC. The remaining \$250,000 will remain in the Civic Art budget to fund local art at the new High Desert MACC.

### Green Building/Sustainable Design Program

The High Desert MACC Project will comply with the County's Energy and Environmental Policy. The Project will be designed and constructed to achieve the United States Green Building Council's LEED Gold level certification by incorporating sustainable design features to optimize energy and water use, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

### Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Health and Mental Health (Goal 4). The Project supports those goals by investing in public infrastructure that will improve access to healthcare services in the Antelope Valley.

### **FISCAL IMPACT/FINANCING**

The total Project cost, including land acquisition, programming, scoping documents, construction, consultant services, plan check, miscellaneous expenditures, Civic Art allocation, and County services, is currently estimated at \$141,423,635. The Project Schedule and Budget Summary are detailed in Attachment A.

The Project will be initially funded with tax-exempt commercial paper, and will ultimately be financed through the issuance of long-term bonds. The par amount of each bond type to be issued will be based on market conditions and discussions with the Treasurer and Tax Collector and presented to your Board for approval prior to implementation of the financing.

### Operating Budget Impact

Based on the Project's current schedule, costs for medical equipment will be incurred beginning in Fiscal Year 2011-12, for items which will affect the building's design. Health Services is working closely with the CEO, Public Works, and its medical equipment planning consultants to identify needs and analyze options utilizing reuse of existing equipment to the extent feasible and leasing, or purchasing new equipment. Equipment costs will be funded within the Health Services' operating budget, either on a cash basis in the year of purchase, or through bond, or other extended payment options. The annual ongoing operating costs for the High Desert MACC will also be funded by Health Services through the closure of the existing facility.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

### **Medical Equipment Acquisition and Installation**

We are recommending that the medical equipment not furnished under the design-build contract with Swinerton Builders be procured under a management plan for procurement of medical equipment, developed by ISD, CEO, Health Services, and Public Works where each department will perform specific roles to ensure an integrated and coordinated procurement, outlined as follows:

#### Public Works will:

- Prepare the performance specifications for the equipment in collaboration with the appropriate stakeholders to ensure the specified equipment complies with the Board-approved medical program and is coordinated with the building construction;
- Review, in cooperation with Health Services, the proposals received to ensure conformance with the performance specifications;
- Coordinate with the selected vendor to obtain shop-drawings and ensure delivery of the equipment in coordination with the construction of the Project; and
- Coordinate with Swinerton Builders in the acquisition, design, and installation of those pieces of equipment to be furnished as part of the design-build contract.

#### CEO will:

- Review each RFP/invitation for bids prior to ISD releasing the RFP/invitation for bids to provide appropriate financing terms and conditions in the solicitations;
- Approve all purchase orders upon selection of the vendors to ensure that the purchase orders are within the allocated budget for the Project; and
- Monitor and manage the overall medical equipment budget.

#### ISD will:

- Prepare each RFP/invitation for bids;
- Ensure that each procurement is conducted in accordance with County policies and procedures;
- Manage the overall review of proposal and selections of vendors; and
- Issue final purchase orders. Supplemental purchase orders as requested by Public Works will be reviewed and approved by the CEO and ISD.

#### Health Services will:

- Work with Public Works and ISD in preparation of the performance specifications; and
- Work with ISD in the review and selection of the vendors.

Throughout the procurement process, CEO and Public Works will provide your Board with periodic reports on completed purchases for the Project.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of agreements, the solicitations will require vendors to attest their willingness to consider Greater Avenues for Independence/General Relief Opportunity for Work (GAIN/GROW) participants for future employment. In addition, vendors will be required to be in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and the Safely Surrendered Baby Law.

### **ENVIRONMENTAL DOCUMENTATION**

On May 31, 2011, your Board certified the Final Environmental Impact Report and adopted a Mitigation Monitoring and Reporting Program for the High Desert MACC Project. The recommended actions are within the scope of the previously certified Environmental Impact Report.

Upon your Board's approval of the proposed actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

### **CONTRACTING PROCESS**

On December 15, 2009, your Board authorized the Director of Public Works to award and execute an architectural/engineering agreement with LBL Architects to complete the scoping documents and provide design-build support services for the High Desert MACC Project for a \$3,900,000 not-to-exceed fee.

#### **Design-Build Contract**

On August 16, 2010, Public Works issued the RFP, including the standardized prequalification questionnaire, while the scoping documents were being prepared by LBL Architects. This contract opportunity was listed in the "County's Doing Business with Us" website. The first part of the RFP required prospective design-build firms to submit responses to the standardized prequalification questionnaire. On September 16, 2010, 13 firms submitted prequalification questionnaires. Additionally, the RFP specified that the three highest scoring prequalified proposers, identified by the evaluation committee, would be short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. The three short-listed firms were Clark Construction, McCarthy Building Companies, and Swinerton Builders.

On January 6, 2011, Public Works requested technical and cost proposals from the three short-listed prequalified firms, and on April 7, 2011, technical and cost proposals were received. During the evaluation period, Public Works determined that Clark Construction violated a provision in the RFP. Therefore, on May 18, 2011, Public Works notified Clark Construction in writing of its disqualification from further participation in the evaluation process. On May 26, 2011, the two remaining proposals were evaluated and ranked based on technical design, construction expertise, proposed delivery plan, schedule, price, life cycle costs, skilled labor force availability, acceptable safety record, and design-build team personnel and organization. The evaluation was completed without regard to race, creed, color, or gender. Swinerton Builders' proposal received the highest score and was determined to be the best value in accordance with the provisions of the RFP. A scoring summary of the proposals is included in Attachment C.

#### Consultant Services Agreement

On January 13, 2011, Public Works issued an RFP to 59 firms for as-needed geotechnical engineering, materials testing, and inspection services for the High Desert MACC Project. This contract opportunity was listed in the County's "Doing Business with Us" website. A total of 12 firms submitted proposals on February 24, 2011. An evaluation committee, consisting of representatives from Health Services and Public Works, reviewed and ranked the proposals based on criteria including quality and responsiveness of proposal, qualifications and experience, and standard services and work plan. Based on review and evaluation of the proposals, the evaluation committee selected Koury Engineering & Testing, Inc., as the best qualified firm for the High Desert MACC Project.

The recommended design-build contract and consultant services agreement will both be in a form previously approved by County Counsel. The contracts will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's GAIN/GROW Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, County Code Chapter 2.203; Notice to Employees regarding the Federal Income Credit (Federal Income Tax law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, County Code Chapter 2.202; the Los Angeles County's Child Support Compliance Program, County Code Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

The Honorable Board of Supervisors  
September 6, 2011  
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### Medical Equipment Acquisition and Installation Services

This is a commodity purchase under the statutory authority of the County Purchasing Agent. The purchase will be requisitioned through and accomplished by the Purchasing Agent in accordance with the County's Purchasing policies and procedures established by ISD.

### IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services or projects. The existing High Desert MACC will continue in operation during construction of the new High Desert MACC.

### CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; the Internal Services Department; the Department of Health Services; and the Department of Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:RLR:DJT  
MV:SVG:mc

### Attachments

- c: Executive Office, Board of Supervisors
- County Counsel
- Arts Commission
- Health Services
- Internal Services
- Public Works

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS:  
HIGH DESERT MULTI-SERVICE AMBULATORY  
CARE CENTER PROJECT  
APPROVE PROJECT BUDGET  
AWARD DESIGN-BUILD CONTRACT  
APPROVE LOCAL WORKER HIRING PROGRAM  
APPROVE VARIOUS ACTIONS  
SPECS. 6837; CAPITAL PROJECT NO. 77350

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Scoping Documents	11/2010	11/2010*
Award Design-Build Contract	05/2011	08/2011
Construction Documents	By Design-Builder	By Design-Builder
Jurisdictional Approvals	By Design-Builder	By Design-Builder
Construction Start	By Design-Builder	By Design-Builder
Substantial Completion	01/2014	03/2014
Final Acceptance	04/2014	06/2014

\*Actual completion date.

## II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 1,257,400
Construction	
Design-Build Contract (Base Contract Sum)	\$89,088,889
Medical Equipment Allowance	6,000,000
Design-Completion Allowance	3,500,000
Change Orders	9,547,511
Job Order Contract (Make-Ready Work)	350,000
Medical Equipment (Procurement by ISD)	8,523,635
Construction Consultants	0
Equipment Contingency	1,415,000
Telecomm Equip – Affixed to Building	2,000,000
Civic Arts	250,000
Utilities Connection Fees	700,000
Subtotal	\$121,375,035
Programming/Development	\$ 68,977
Plans and Specifications (Scoping Documents and Support)	\$ 6,431,023
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	461,285
Material Testing	885,000
Cost Estimating	144,000
Topographic Surveys	65,042
Construction Management	1,191,673
Construction Administration	0
Environmental	350,000
Move Management	0
Equipment Planning/Procurement	500,000
Construction Scheduling	168,000
Design Peer Review	200,000
Other: Commissioning Services	315,000
Other: Labor Compliance Program	173,200
Subtotal	\$ 4,453,200
Miscellaneous Expenditures	\$ 45,000
Jurisdictional Review/Plan Check/Permit	\$ 1,428,200
County Services	
Code Compliance and Quality Control Inspection	\$ 997,269
Design Review	89,991
Design Services	25,524
Contract Administration	165,420
Project Management	1,777,213
Project Management Support Services	1,933,573
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	600,000
Project Security	0
Project Technical Support	292,810
Office of Affirmative Action	135,000
Other: ISD Procurement Services	200,000
Other: Support Services	148,000
Subtotal	\$ 6,364,800
TOTAL	\$141,423,635

ATTACHMENT B

DEPARTMENT OF PUBLIC WORKS:  
HIGH DESERT MULTI-SERVICE AMBULATORY  
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MEDICAL EQUIPMENT ITEMS WITH UNIT COST OF MORE THAN \$250,000

Item No.	Description	Unit Cost	Quantity	Total Cost
1.	Endoscopy System, Video, and Monitor Card	\$313,330	2	\$ 626,660
2.	C-Arm Portable with Monitor and Workstation	\$250,000	1	\$ 250,000
3.	Scanning System and Ultrasonic	\$250,000	2	\$ 500,000
			Total	\$1,376,660

## ATTACHMENT C

DEPARTMENT OF PUBLIC WORKS:  
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### DESIGN-BUILD PROPOSAL SUMMARY

Proposer	Best Value Score (Max. Score = 1,000)	Base Price Proposal	Alternate 1	Alternate 2
Swinerton Builders	924	\$87,988,888	\$1	\$449,000
McCarthy Building Companies, Inc.	918	\$89,983,000	no charge	\$383,000

Alternate 1: Obtain LEED Gold certification for the project.

Alternate 2: Provide and install an additional 75 kilowatt photovoltaic system in the parking lot area.